

# HOUSING NOW

## Ottawa\*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2012

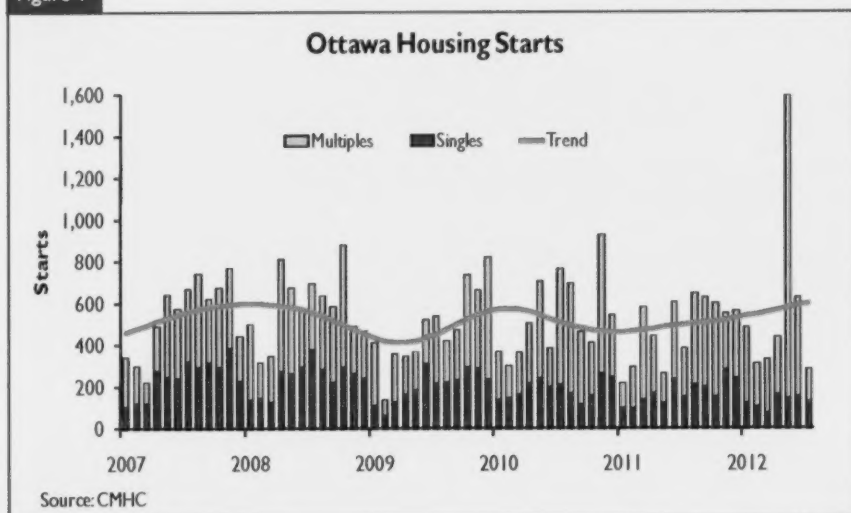
### New Home Market

#### Ottawa housing starts moderate in July

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 287 units in July, down from 385 units started a year ago this time.

The third quarter started with a moderation in housing construction for all dwelling types. Despite activity slowing, single-detached homes captured the lion's share of the Ottawa's construction in July, spreading their groundbreaking activity evenly across the City outskirts. Conversely, the share of apartment activity began to soften – an expected situation after a very dynamic first part of the year.

Figure 1



\*Ontario part of Ottawa-Gatineau CMA

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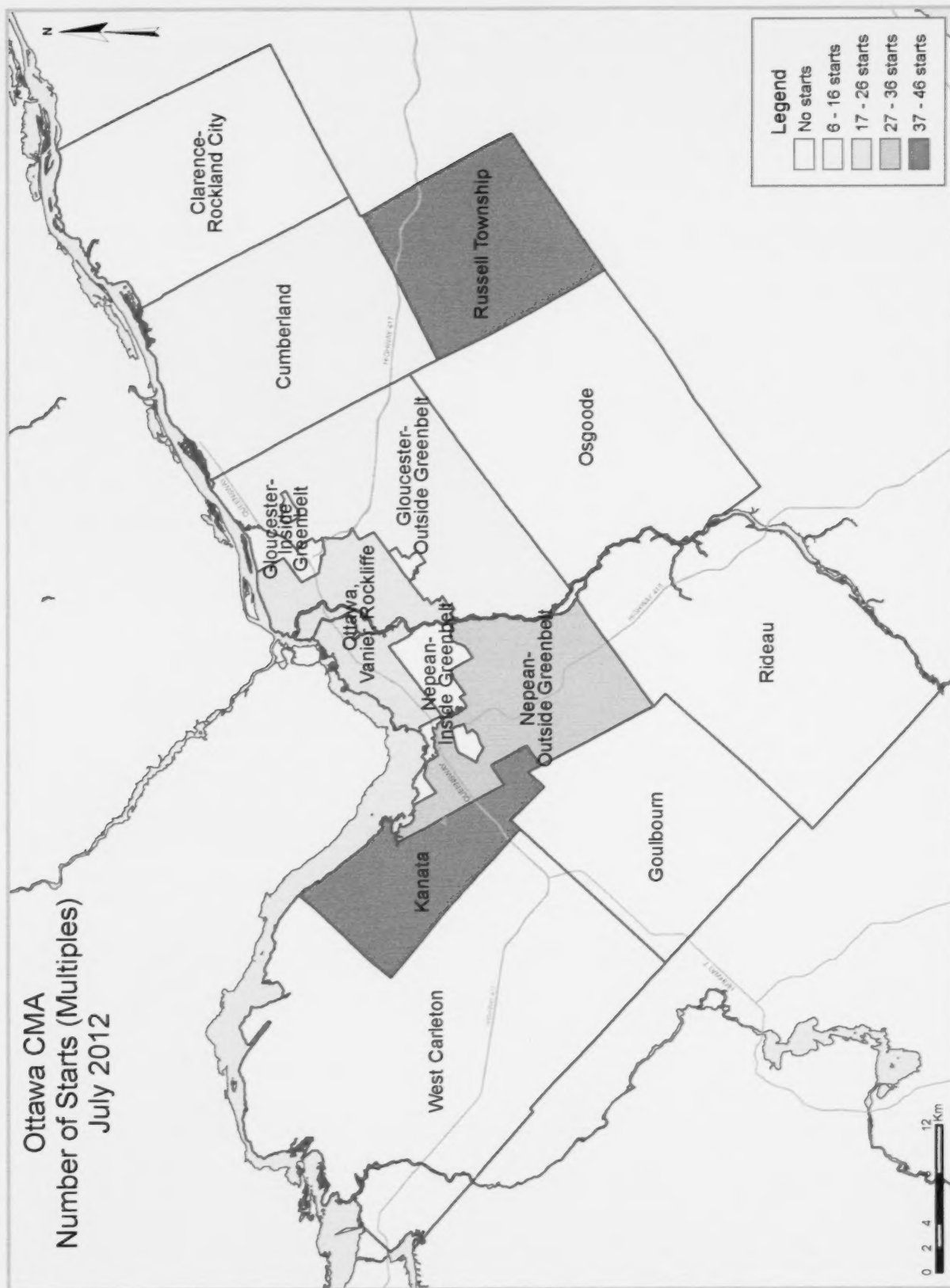
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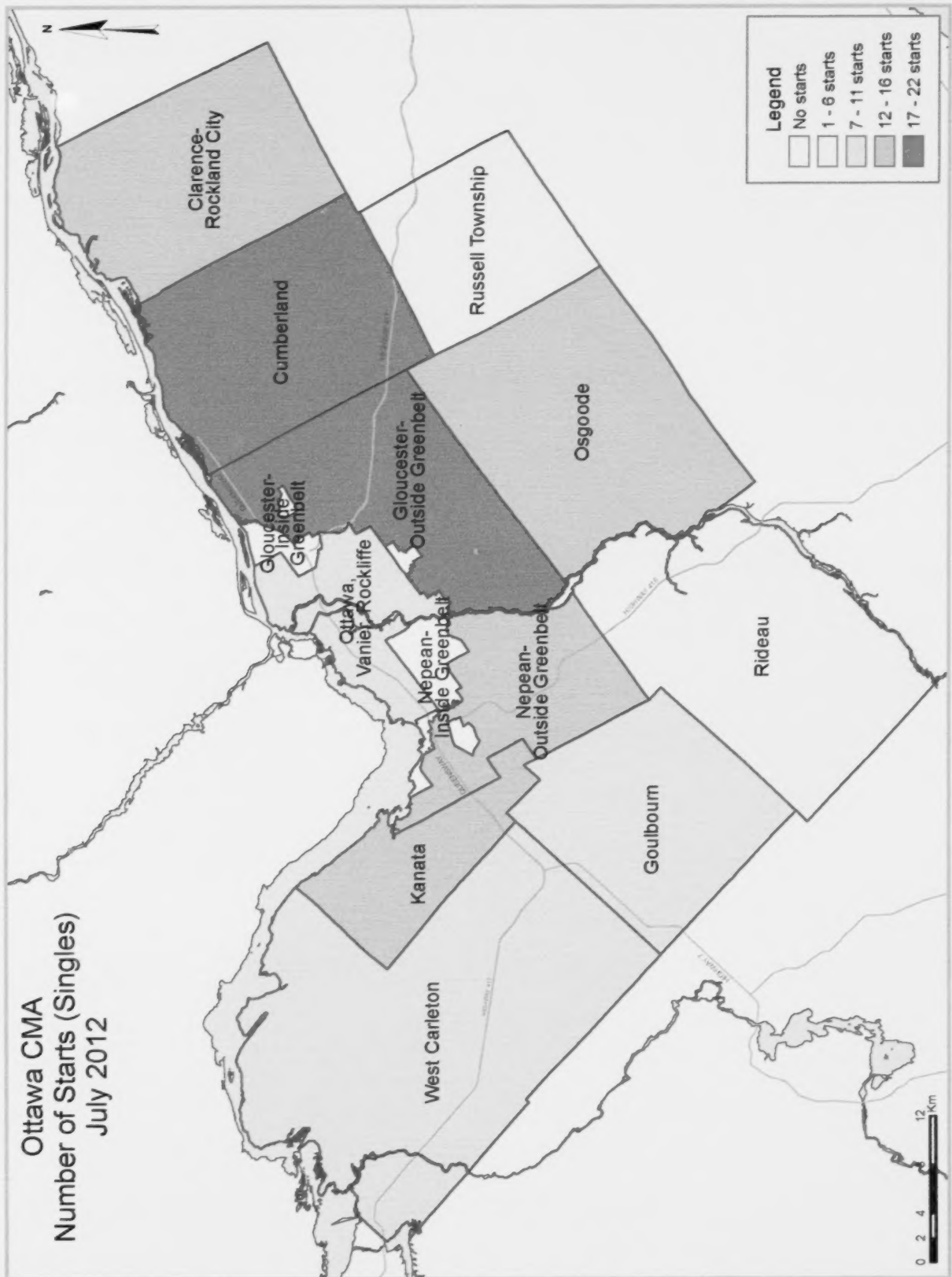
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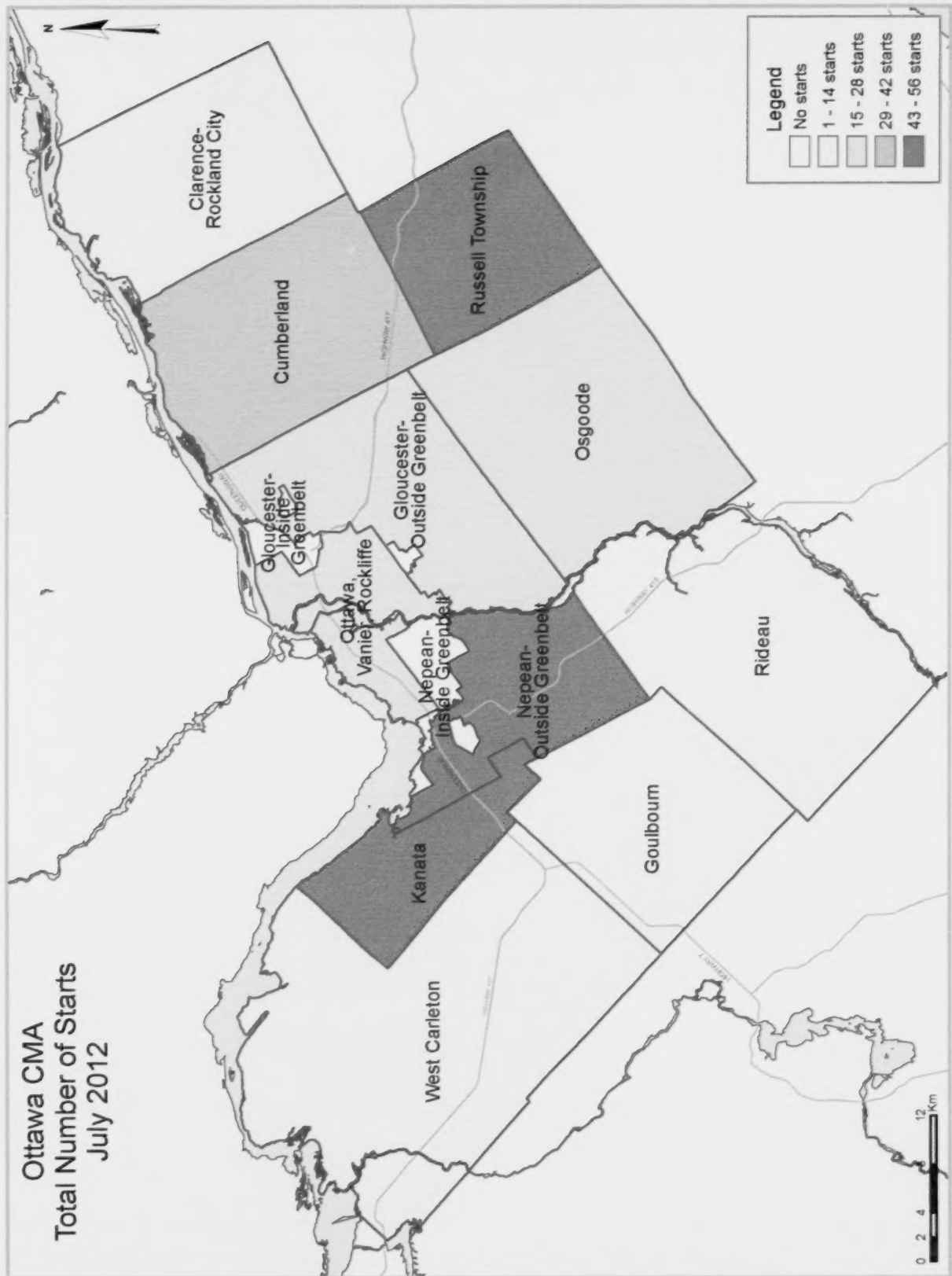
In July, the growth did not come from the downtown core, but rather came from Kanata and the south of Ottawa. While Kanata broke ground for one fifth of total starts, together Russell –southeast- and Nepean (outside

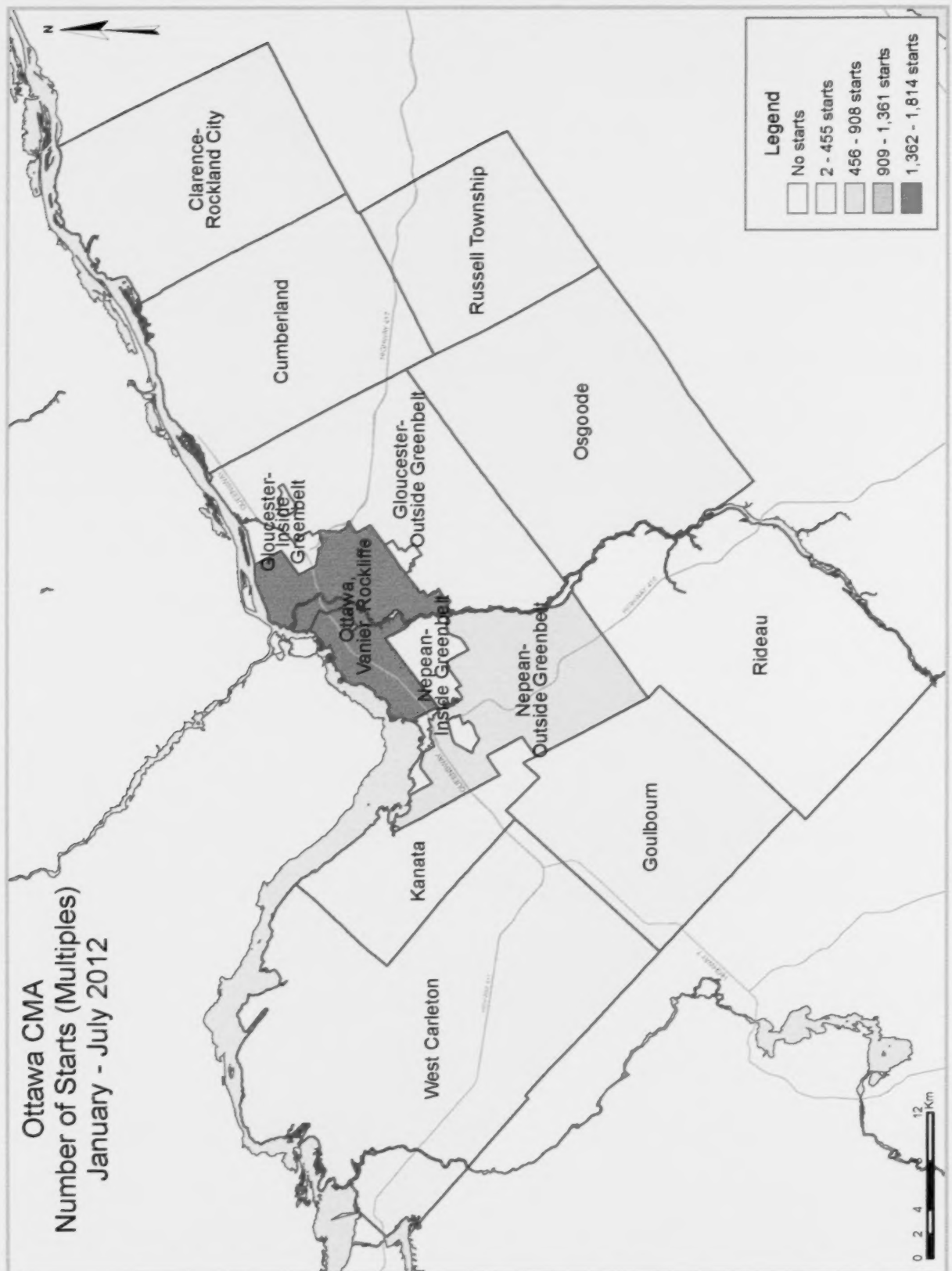
the greenbelt) –southwest- captured 34 per cent of all construction in the region. Higher new home prices in Kanata, encouraged demand and construction of less expensive townhomes. On the other hand,

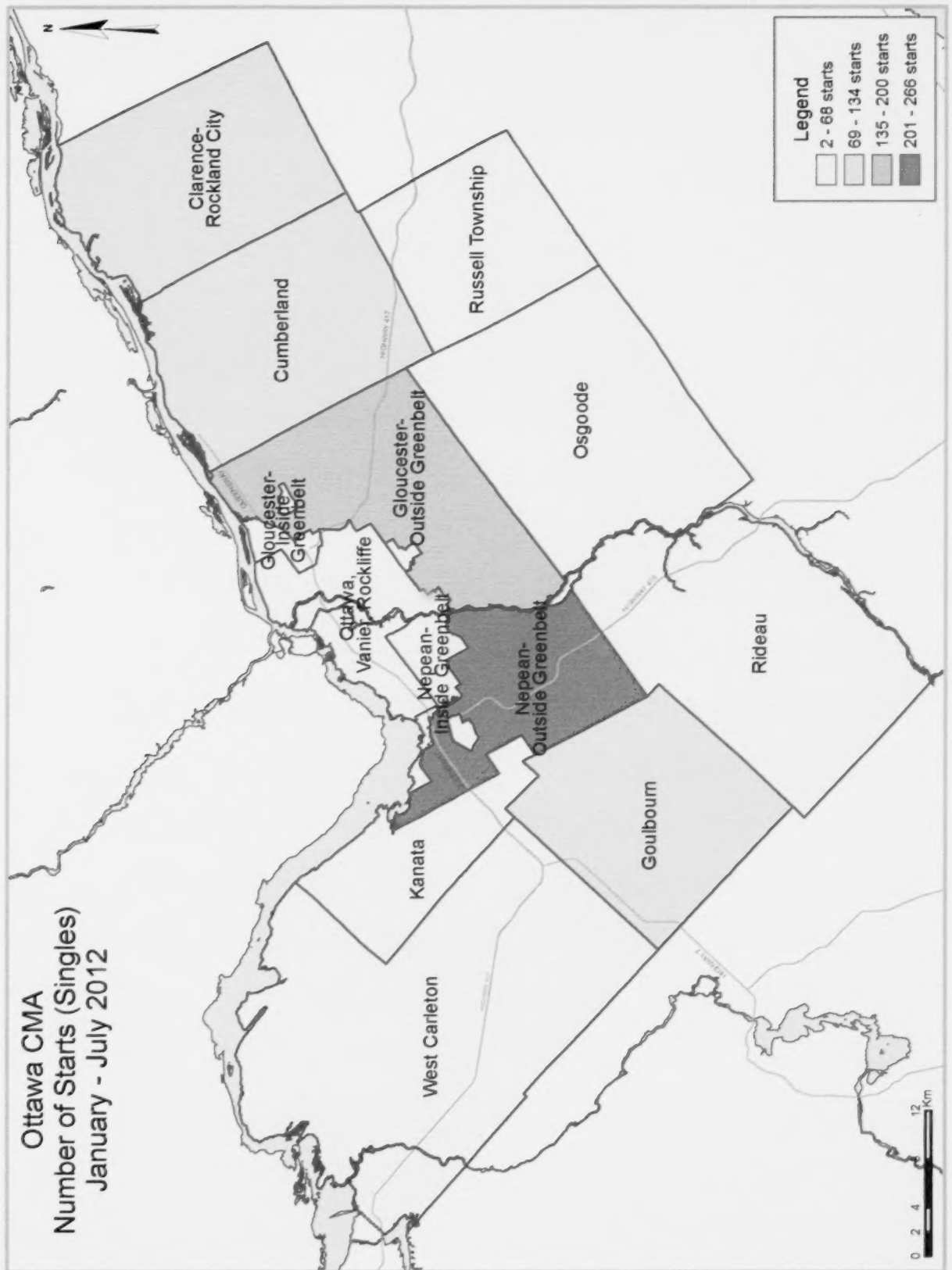
Russell, where houses are more inexpensive than the average for the Capital registered more apartment construction as a result of more first time buyer demand.



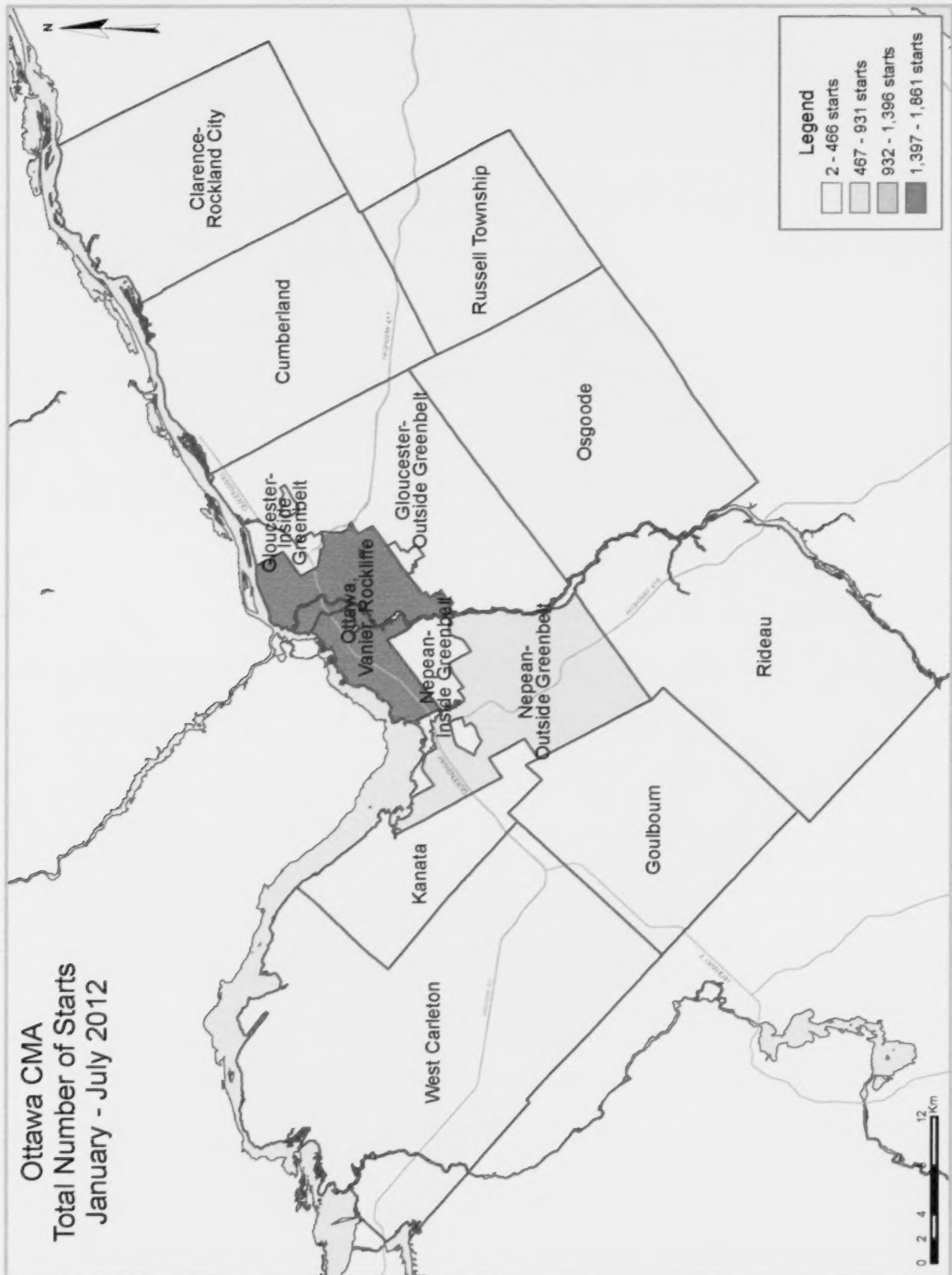














## HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
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- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2012	128	22	70	0	0	62	0	5	287
July 2011	155	40	120	0	0	0	0	70	385
% Change	-17.4	-45.0	-41.7	n/a	n/a	n/a	n/a	-92.9	-25.5
Year-to-date 2012	902	124	786	0	7	2,056	4	206	4,085
Year-to-date 2011	1,030	196	974	0	0	514	1	79	2,799
% Change	-12.4	-36.7	-19.3	n/a	n/a	**	**	160.8	45.9
UNDER CONSTRUCTION									
July 2012	1,090	142	1,203	0	0	3,200	7	228	5,870
July 2011	940	190	1,199	0	0	1,570	9	360	4,268
% Change	16.0	-25.3	0.3	n/a	n/a	103.8	-22.2	-36.7	37.5
COMPLETIONS									
July 2012	151	4	131	0	0	114	5	76	481
July 2011	246	42	174	0	3	369	0	0	834
% Change	-38.6	-90.5	-24.7	n/a	-100.0	-69.1	n/a	n/a	-42.3
Year-to-date 2012	1,012	160	844	0	0	808	9	302	3,135
Year-to-date 2011	1,261	196	1,166	0	19	955	5	77	3,679
% Change	-19.7	-18.4	-27.6	n/a	-100.0	-15.4	80.0	**	-14.8
COMPLETED & NOT ABSORBED									
July 2012	107	41	102	0	2	111	3	61	427
July 2011	43	32	79	0	2	136	4	58	354
% Change	148.8	28.1	29.1	n/a	0.0	-18.4	-25.0	5.2	20.6
ABSORBED									
July 2012	160	10	141	0	0	95	5	0	411
July 2011	243	39	189	0	10	370	0	0	851
% Change	-34.2	-74.4	-25.4	n/a	-100.0	-74.3	n/a	n/a	-51.7
Year-to-date 2012	997	159	848	0	2	821	8	161	2,996
Year-to-date 2011	1,248	188	1,176	0	26	948	2	59	3,647
% Change	-20.1	-15.4	-27.9	n/a	-92.3	-13.4	**	172.9	-17.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
July 2012	111	22	70	0	0	16	0	5	224
July 2011	131	38	120	0	0	0	0	70	359
Ottawa, Vanier, Rockcliffe									
July 2012	7	6	9	0	0	0	0	5	27
July 2011	19	10	12	0	0	0	0	70	111
Nepean inside greenbelt									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	8	0	0	0	0	0	8
Nepean outside greenbelt									
July 2012	15	2	15	0	0	16	0	0	48
July 2011	21	8	24	0	0	0	0	0	53
Gloucester inside greenbelt									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
July 2012	22	6	0	0	0	0	0	0	28
July 2011	6	14	0	0	0	0	0	0	20
Kanata									
July 2012	14	2	40	0	0	0	0	0	56
July 2011	13	6	40	0	0	0	0	0	59
Cumberland									
July 2012	18	6	6	0	0	0	0	0	30
July 2011	19	0	36	0	0	0	0	0	55
Goulbourn									
July 2012	11	0	0	0	0	0	0	0	11
July 2011	19	0	0	0	0	0	0	0	19
West Carleton									
July 2012	8	0	0	0	0	0	0	0	8
July 2011	16	0	0	0	0	0	0	0	16
Rideau									
July 2012	1	0	0	0	0	0	0	0	1
July 2011	5	0	0	0	0	0	0	0	5
Osgoode									
July 2012	15	0	0	0	0	0	0	0	15
July 2011	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
July 2012	14	0	0	0	0	0	0	0	14
July 2011	24	2	0	0	0	0	0	0	26
Russell Township									
July 2012	3	0	0	0	0	46	0	0	49
July 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
July 2012	128	22	70	0	0	62	0	5	287
July 2011	155	40	120	0	0	0	0	70	385

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
July 2012	974	138	1,195	0	0	3,100	7	224	5,638
July 2011	835	182	1,183	0	0	1,560	6	306	4,072
Ottawa, Vanier, Rockcliffe									
July 2012	72	46	32	0	0	2,169	3	92	2,414
July 2011	66	60	33	0	0	1,054	1	91	1,305
Nepean inside greenbelt									
July 2012	12	2	46	0	0	16	0	124	200
July 2011	6	0	53	0	0	24	0	69	152
Nepean outside greenbelt									
July 2012	317	24	409	0	0	548	0	0	1,298
July 2011	216	56	329	0	0	234	0	0	835
Gloucester inside greenbelt									
July 2012	3	0	19	0	0	44	0	0	66
July 2011	6	0	17	0	0	0	5	0	28
Gloucester outside greenbelt									
July 2012	131	32	179	0	0	94	0	0	436
July 2011	80	36	168	0	0	66	0	0	350
Kanata									
July 2012	53	24	310	0	0	28	0	0	415
July 2011	89	14	284	0	0	26	0	146	559
Cumberland									
July 2012	104	6	100	0	0	157	0	0	367
July 2011	177	14	147	0	0	136	0	0	474
Goulbourn									
July 2012	163	2	38	0	0	44	0	8	255
July 2011	80	0	90	0	0	20	0	0	190
West Carleton									
July 2012	57	2	17	0	0	0	2	0	78
July 2011	48	2	17	0	0	0	0	0	67
Rideau									
July 2012	9	0	0	0	0	0	0	0	9
July 2011	23	0	0	0	0	0	0	0	23
Osgoode									
July 2012	53	0	45	0	0	0	2	0	100
July 2011	44	0	45	0	0	0	0	0	89
Clarence-Rockland City									
July 2012	104	0	8	0	0	54	0	0	166
July 2011	93	6	16	0	0	10	3	50	178
Russell Township									
July 2012	12	4	0	0	0	46	0	4	66
July 2011	12	2	0	0	0	0	0	4	18
Ottawa-Gatineau CMA (Ontario portion)									
July 2012	1,090	142	1,203	0	0	3,200	7	228	5,870
July 2011	940	190	1,199	0	0	1,570	9	360	4,268

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
July 2012	146	4	131	0	0	114	2	76	473
July 2011	225	42	174	0	3	369	0	0	813
Ottawa, Vanier, Rockcliffe									
July 2012	8	2	4	0	0	0	0	76	90
July 2011	12	14	3	0	3	277	0	0	309
Nepean inside greenbelt									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	0	8	0	0	0	0	0	0	8
Nepean outside greenbelt									
July 2012	57	0	22	0	0	80	0	0	159
July 2011	78	4	23	0	0	62	0	0	167
Gloucester inside greenbelt									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
July 2012	1	0	0	0	0	0	0	0	1
July 2011	35	16	6	0	0	0	0	0	57
Kanata									
July 2012	6	2	30	0	0	10	2	0	50
July 2011	16	0	122	0	0	30	0	0	168
Cumberland									
July 2012	22	0	52	0	0	24	0	0	98
July 2011	27	0	20	0	0	0	0	0	47
Goulbourn									
July 2012	29	0	10	0	0	0	0	0	39
July 2011	19	0	0	0	0	0	0	0	19
West Carleton									
July 2012	7	0	0	0	0	0	0	0	7
July 2011	22	0	0	0	0	0	0	0	22
Rideau									
July 2012	6	0	0	0	0	0	0	0	6
July 2011	3	0	0	0	0	0	0	0	3
Osgoode									
July 2012	8	0	13	0	0	0	0	0	21
July 2011	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
July 2012	5	0	0	0	0	0	3	0	8
July 2011	21	0	0	0	0	0	0	0	21
Russell Township									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
July 2012	151	4	131	0	0	114	5	76	481
July 2011	246	42	174	0	3	369	0	0	834

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
July 2012	102	41	102	0	2	110	3	54	414
July 2011	39	32	75	0	2	122	4	58	333
Ottawa, Vanier, Rockcliffe									
July 2012	24	10	14	0	1	41	2	4	96
July 2011	11	9	4	0	1	87	0	0	112
Nepean inside greenbelt									
July 2012	0	2	4	0	0	1	0	4	11
July 2011	0	4	0	0	0	0	0	4	8
Nepean outside greenbelt									
July 2012	13	11	12	0	1	48	1	0	86
July 2011	4	5	7	0	1	19	1	0	37
Gloucester inside greenbelt									
July 2012	1	0	0	0	0	1	0	0	2
July 2011	0	0	2	0	0	3	3	0	8
Gloucester outside greenbelt									
July 2012	15	3	26	0	0	1	0	0	45
July 2011	6	7	19	0	0	1	0	0	33
Kanata									
July 2012	13	13	13	0	0	3	0	46	88
July 2011	2	5	22	0	0	4	0	54	87
Cumberland									
July 2012	16	1	18	0	0	11	0	0	46
July 2011	11	1	11	0	0	4	0	0	27
Goulbourn									
July 2012	15	1	6	0	0	4	0	0	26
July 2011	2	1	9	0	0	4	0	0	16
West Carleton									
July 2012	2	0	2	0	0	0	0	0	4
July 2011	2	0	1	0	0	0	0	0	3
Rideau									
July 2012	1	0	0	0	0	0	0	0	1
July 2011	0	0	0	0	0	0	0	0	0
Osgoode									
July 2012	2	0	7	0	0	0	0	0	9
July 2011	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
July 2012	5	0	0	0	0	0	0	7	12
July 2011	3	0	4	0	0	12	0	0	19
Russell Township									
July 2012	0	0	0	0	0	1	0	0	1
July 2011	1	0	0	0	0	2	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
July 2012	107	41	102	0	2	111	3	61	427
July 2011	43	32	79	0	2	136	4	58	354

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
July 2012	155	10	137	0	0	95	2	0	399
July 2011	223	39	189	0	10	370	0	0	831
Ottawa, Vanier, Rockcliffe									
July 2012	16	8	3	0	0	10	0	0	37
July 2011	9	12	6	0	10	282	0	0	319
Nepean inside greenbelt									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	0	6	0	0	0	0	0	0	6
Nepean outside greenbelt									
July 2012	58	1	21	0	0	60	0	0	140
July 2011	78	3	29	0	0	60	0	0	170
Gloucester inside greenbelt									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
July 2012	1	0	0	0	0	0	0	0	1
July 2011	36	18	12	0	0	0	0	0	66
Kanata									
July 2012	6	1	36	0	0	8	2	0	53
July 2011	16	0	126	0	0	28	0	0	170
Cumberland									
July 2012	22	0	56	0	0	17	0	0	95
July 2011	27	0	12	0	0	0	0	0	39
Goulbourn									
July 2012	29	0	11	0	0	0	0	0	40
July 2011	19	0	4	0	0	0	0	0	23
West Carleton									
July 2012	7	0	0	0	0	0	0	0	7
July 2011	22	0	0	0	0	0	0	0	22
Rideau									
July 2012	6	0	0	0	0	0	0	0	6
July 2011	3	0	0	0	0	0	0	0	3
Osgoode									
July 2012	8	0	10	0	0	0	0	0	18
July 2011	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
July 2012	5	0	4	0	0	0	3	0	12
July 2011	20	0	0	0	0	0	0	0	20
Russell Township									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
July 2012	160	10	141	0	0	95	5	0	411
July 2011	243	39	189	0	10	370	0	0	851

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)**  
**2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**July 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Ottawa City	111	131	22	38	70	120	21	70	224	359	-37.6
Ottawa, Vanier, Rockcliffe	7	19	6	10	9	12	5	70	27	111	-75.7
Nepean inside greenbelt	0	0	0	0	0	8	0	0	0	8	-100.0
Nepean outside greenbelt	15	21	2	8	15	24	16	0	48	53	-9.4
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	22	6	6	14	0	0	0	0	28	20	40.0
Kanata	14	13	2	6	40	40	0	0	56	59	-5.1
Cumberland	18	19	6	0	6	36	0	0	30	55	-45.5
Goulbourn	11	19	0	0	0	0	0	0	11	19	-42.1
West Carleton	8	16	0	0	0	0	0	0	8	16	-50.0
Rideau	1	5	0	0	0	0	0	0	1	5	-80.0
Osgoode	15	13	0	0	0	0	0	0	15	13	15.4
Clarence-Rockland City	14	24	0	2	0	0	0	0	14	26	-46.2
Russell Township	3	0	0	0	0	0	46	0	49	0	n/a
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>128</b>	<b>155</b>	<b>22</b>	<b>40</b>	<b>70</b>	<b>120</b>	<b>67</b>	<b>70</b>	<b>287</b>	<b>385</b>	<b>-25.5</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - July 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	817	938	126	191	777	968	2,202	564	3,922	2,661	47.4
Ottawa, Vanier, Rockcliffe	47	52	30	53	19	33	1,765	395	1,861	533	**
Nepean inside greenbelt	9	5	0	0	3	25	124	8	136	38	**
Nepean outside greenbelt	266	240	24	52	288	249	185	117	763	658	16.0
Gloucester inside greenbelt	2	6	0	0	0	11	0	0	2	17	-88.2
Gloucester outside greenbelt	153	148	38	56	185	152	28	12	404	368	9.8
Kanata	43	90	18	14	204	228	28	0	293	332	-11.7
Cumberland	92	188	10	14	78	148	72	24	252	374	-32.6
Goulbourn	107	89	2	0	0	70	0	8	109	167	-34.7
West Carleton	42	54	2	2	0	7	0	0	44	63	-30.2
Rideau	8	26	0	0	0	0	0	0	8	26	-69.2
Osgoode	48	40	2	0	0	45	0	0	50	85	-41.2
Clarence-Rockland City	70	78	0	2	4	8	26	26	100	114	-12.3
Russell Township	15	14	2	4	0	0	46	6	63	24	162.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>902</b>	<b>1,030</b>	<b>128</b>	<b>197</b>	<b>781</b>	<b>976</b>	<b>2,274</b>	<b>596</b>	<b>4,085</b>	<b>2,799</b>	<b>45.9</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**July 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Ottawa City	70	120	0	0	16	0	5	70
Ottawa, Vanier, Rockcliffe	9	12	0	0	0	0	5	70
Nepean inside greenbelt	0	8	0	0	0	0	0	0
Nepean outside greenbelt	15	24	0	0	16	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	0	0	0	0	0	0	0
Kanata	40	40	0	0	0	0	0	0
Cumberland	6	36	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	46	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>70</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>62</b>	<b>0</b>	<b>5</b>	<b>70</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - July 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	777	963	0	0	1,996	491	206	73
Ottawa, Vanier, Rockcliffe	19	33	0	0	1,683	322	82	73
Nepean inside greenbelt	3	25	0	0	0	8	124	0
Nepean outside greenbelt	288	249	0	0	185	117	0	0
Gloucester inside greenbelt	0	11	0	0	0	0	0	0
Gloucester outside greenbelt	185	152	0	0	28	12	0	0
Kanata	204	223	0	0	28	0	0	0
Cumberland	78	148	0	0	72	24	0	0
Goulbourn	0	70	0	0	0	8	0	0
West Carleton	0	7	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	45	0	0	0	0	0	0
Clarence-Rockland City	4	8	0	0	26	20	0	6
Russell Township	0	0	0	0	46	6	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>781</b>	<b>971</b>	<b>0</b>	<b>0</b>	<b>2,068</b>	<b>517</b>	<b>206</b>	<b>79</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**July 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Ottawa City	203	289	16	0	5	70	224	359
Ottawa, Vanier, Rockcliffe	22	41	0	0	5	70	27	111
Nepean inside greenbelt	0	8	0	0	0	0	0	8
Nepean outside greenbelt	32	53	16	0	0	0	48	53
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	28	20	0	0	0	0	28	20
Kanata	56	59	0	0	0	0	56	59
Cumberland	30	55	0	0	0	0	30	55
Goulbourn	11	19	0	0	0	0	11	19
West Carleton	8	16	0	0	0	0	8	16
Rideau	1	5	0	0	0	0	1	5
Osgoode	15	13	0	0	0	0	15	13
Clarence-Rockland City	14	26	0	0	0	0	14	26
Russell Township	3	0	46	0	0	0	49	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>220</b>	<b>315</b>	<b>62</b>	<b>0</b>	<b>5</b>	<b>70</b>	<b>287</b>	<b>385</b>

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - July 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,721	2,094	1,991	488	210	74	3,922	2,661
Ottawa, Vanier, Rockcliffe	89	140	1,690	319	82	74	1,861	533
Nepean inside greenbelt	12	30	0	8	124	0	136	38
Nepean outside greenbelt	578	541	185	117	0	0	763	658
Gloucester inside greenbelt	2	17	0	0	0	0	2	17
Gloucester outside greenbelt	376	356	28	12	0	0	404	368
Kanata	265	327	28	0	0	0	293	332
Cumberland	192	350	60	24	0	0	252	374
Goulbourn	109	159	0	8	0	0	109	167
West Carleton	42	63	0	0	2	0	44	63
Rideau	8	26	0	0	0	0	8	26
Osgoode	48	85	0	0	2	0	50	85
Clarence-Rockland City	74	88	26	20	0	6	100	114
Russell Township	17	18	46	6	0	0	63	24
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,812</b>	<b>2,200</b>	<b>2,063</b>	<b>514</b>	<b>210</b>	<b>80</b>	<b>4,085</b>	<b>2,799</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**July 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Ottawa City	146	225	6	42	131	177	190	369	473	813	-41.8
Ottawa, Vanier, Rockcliffe	8	12	2	14	4	6	76	277	90	309	-70.9
Nepean inside greenbelt	2	0	0	8	0	0	0	0	2	8	-75.0
Nepean outside greenbelt	57	78	0	4	22	23	80	62	159	167	-4.8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	1	35	0	16	0	6	0	0	1	57	-98.2
Kanata	6	16	4	0	30	122	10	30	50	168	-70.2
Cumberland	22	27	0	0	52	20	24	0	98	47	108.5
Goulbourn	29	19	0	0	10	0	0	0	39	19	105.3
West Carleton	7	22	0	0	0	0	0	0	7	22	-68.2
Rideau	6	3	0	0	0	0	0	0	6	3	100.0
Osgoode	8	13	0	0	13	0	0	0	21	13	61.5
Clarence-Rockland City	5	21	0	0	3	0	0	0	8	21	-61.9
Russell Township	0	0	0	0	0	0	0	0	0	0	n/a
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>151</b>	<b>246</b>	<b>6</b>	<b>42</b>	<b>134</b>	<b>177</b>	<b>190</b>	<b>369</b>	<b>481</b>	<b>834</b>	<b>-42.3</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - July 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	941	1,150	160	190	832	1,178	1,108	1,003	3,041	3,521	-13.6
Ottawa, Vanier, Rockcliffe	62	55	46	54	27	46	690	652	825	807	2.2
Nepean inside greenbelt	10	16	0	10	12	0	69	0	91	26	**
Nepean outside greenbelt	242	274	50	52	186	295	127	148	605	769	-21.3
Gloucester inside greenbelt	4	16	0	2	12	11	0	0	16	29	-44.8
Gloucester outside greenbelt	102	169	26	38	142	173	18	48	288	428	-32.7
Kanata	73	139	32	8	190	354	156	30	451	531	-15.1
Cumberland	180	139	4	8	179	207	48	113	411	467	-12.0
Goulbourn	145	162	0	16	33	92	0	12	178	282	-36.9
West Carleton	59	74	2	0	0	0	0	0	61	74	-17.6
Rideau	22	25	0	0	0	0	0	0	22	25	-12.0
Osgoode	42	81	0	2	51	0	0	0	93	83	12.0
Clarence-Rockland City	48	95	4	4	15	10	2	20	69	129	-46.5
Russell Township	23	16	2	4	0	0	0	9	25	29	-13.8
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,012</b>	<b>1,261</b>	<b>166</b>	<b>198</b>	<b>847</b>	<b>1,188</b>	<b>1,110</b>	<b>1,032</b>	<b>3,135</b>	<b>3,679</b>	<b>-14.8</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**July 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Ottawa City	131	177	0	0	114	369	76	0
Ottawa, Vanier, Rockcliffe	4	6	0	0	0	277	76	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	22	23	0	0	80	62	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	6	0	0	0	0	0	0
Kanata	30	122	0	0	10	30	0	0
Cumberland	52	20	0	0	24	0	0	0
Goulbourn	10	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	13	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	3	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>131</b>	<b>177</b>	<b>3</b>	<b>0</b>	<b>114</b>	<b>369</b>	<b>76</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - July 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	832	1,175	0	3	808	926	300	77
Ottawa, Vanier, Rockcliffe	27	46	0	0	605	575	85	77
Nepean inside greenbelt	12	0	0	0	0	0	69	0
Nepean outside greenbelt	186	295	0	0	127	148	0	0
Gloucester inside greenbelt	12	8	0	3	0	0	0	0
Gloucester outside greenbelt	142	173	0	0	18	48	0	0
Kanata	190	354	0	0	10	30	146	0
Cumberland	179	207	0	0	48	113	0	0
Goulbourn	33	92	0	0	0	12	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	51	0	0	0	0	0	0	0
Clarence-Rockland City	12	10	3	0	0	20	2	0
Russell Township	0	0	0	0	0	9	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>844</b>	<b>1,185</b>	<b>3</b>	<b>3</b>	<b>808</b>	<b>955</b>	<b>302</b>	<b>77</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market**  
**July 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Ottawa City	281	441	114	372	78	0	473	813
Ottawa, Vanier, Rockcliffe	14	29	0	280	76	0	90	309
Nepean inside greenbelt	2	8	0	0	0	0	2	8
Nepean outside greenbelt	79	105	80	62	0	0	159	167
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	1	57	0	0	0	0	1	57
Kanata	38	138	10	30	2	0	50	168
Cumberland	74	47	24	0	0	0	98	47
Goulbourn	39	19	0	0	0	0	39	19
West Carleton	7	22	0	0	0	0	7	22
Rideau	6	3	0	0	0	0	6	3
Osgoode	21	13	0	0	0	0	21	13
Clarence-Rockland City	5	21	0	0	3	0	8	21
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>286</b>	<b>462</b>	<b>114</b>	<b>372</b>	<b>81</b>	<b>0</b>	<b>481</b>	<b>834</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - July 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,927	2,494	808	945	306	82	3,041	3,521
Ottawa, Vanier, Rockcliffe	131	142	605	586	89	79	825	807
Nepean inside greenbelt	22	26	0	0	69	0	91	26
Nepean outside greenbelt	478	621	127	148	0	0	605	769
Gloucester inside greenbelt	16	26	0	0	0	3	16	29
Gloucester outside greenbelt	270	380	18	48	0	0	288	428
Kanata	293	501	10	30	148	0	451	531
Cumberland	363	346	48	121	0	0	411	467
Goulbourn	178	270	0	12	0	0	178	282
West Carleton	61	74	0	0	0	0	61	74
Rideau	22	25	0	0	0	0	22	25
Osgoode	93	83	0	0	0	0	93	83
Clarence-Rockland City	64	109	0	20	5	0	69	129
Russell Township	25	20	0	9	0	0	25	29
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>2,016</b>	<b>2,623</b>	<b>808</b>	<b>974</b>	<b>311</b>	<b>82</b>	<b>3,135</b>	<b>3,679</b>

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**July 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$374,999		\$375,000 - \$424,999		\$425,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
July 2012	0	0.0	10	7.6	17	12.9	56	42.4	49	37.1	132	486,990	508,550
July 2011	0	0.0	25	13.4	38	20.4	78	41.9	45	24.2	186	457,445	462,433
Year-to-date 2012	2	0.3	85	10.9	121	15.5	242	31.0	330	42.3	780	485,450	503,578
Year-to-date 2011	2	0.2	84	9.2	182	19.8	371	40.4	279	30.4	918	465,990	486,588
Ottawa, Vanier, Rockcliffe													
July 2012	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	539,900	665,815
July 2011	0	0.0	2	40.0	0	0.0	2	40.0	1	20.0	5	—	—
Year-to-date 2012	1	2.6	0	0.0	0	0.0	4	10.5	33	86.8	38	690,200	723,150
Year-to-date 2011	1	2.8	2	5.6	0	0.0	6	16.7	27	75.0	36	640,500	667,780
Nepean inside greenbelt													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	—	—
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Nepean outside greenbelt													
July 2012	0	0.0	2	3.4	2	3.4	22	37.9	32	55.2	58	516,250	523,270
July 2011	0	0.0	9	11.5	18	23.1	32	41.0	19	24.4	78	465,490	461,482
Year-to-date 2012	0	0.0	28	12.2	33	14.3	71	30.9	98	42.6	230	494,990	492,149
Year-to-date 2011	0	0.0	46	17.4	57	21.5	105	39.6	57	21.5	265	461,990	456,140
Gloucester inside greenbelt													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	—	—
Year-to-date 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	—	—
Gloucester outside greenbelt													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
July 2011	0	0.0	11	30.6	7	19.4	11	30.6	7	19.4	36	425,900	436,642
Year-to-date 2012	1	1.1	0	0.0	1	1.1	35	37.2	57	60.6	94	519,400	516,822
Year-to-date 2011	0	0.0	12	7.7	27	17.3	75	48.1	42	26.9	156	466,900	473,204
Kanata													
July 2012	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	—	—
July 2011	0	0.0	1	6.7	1	6.7	7	46.7	6	40.0	15	481,900	516,120
Year-to-date 2012	0	0.0	3	5.1	6	10.2	24	40.7	26	44.1	59	476,000	507,022
Year-to-date 2011	0	0.0	3	2.2	28	20.7	39	28.9	65	48.1	135	485,900	507,615
Cumberland													
July 2012	0	0.0	2	9.1	7	31.8	12	54.5	1	4.5	22	441,400	434,589
July 2011	0	0.0	1	3.7	8	29.6	16	59.3	2	7.4	27	443,400	439,622
Year-to-date 2012	0	0.0	40	23.1	51	29.5	64	37.0	18	10.4	173	418,400	426,754
Year-to-date 2011	1	0.8	15	12.0	31	24.8	67	53.6	11	8.8	125	433,900	433,897
Goulbourn													
July 2012	0	0.0	6	20.7	8	27.6	15	51.7	0	0.0	29	428,990	425,630
July 2011	0	0.0	1	6.3	3	18.8	5	31.3	7	43.8	16	468,900	478,437
Year-to-date 2012	0	0.0	12	9.0	29	21.8	40	30.1	52	39.1	133	481,900	491,531
Year-to-date 2011	0	0.0	4	2.8	33	22.9	62	43.1	45	31.3	144	450,900	484,485

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**July 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$374,999		\$375,000 - \$424,999		\$425,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
July 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
July 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2012	0	0.0	1	3.2	0	0.0	3	9.7	27	87.1	31	556,900	590,219
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Rideau													
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	882,000	844,873
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	45.5	6	54.5	11	520,000	665,032
Osgoode													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	0.0	0	0.0	1	16.7	4	66.7	1	16.7	6	--	--
Year-to-date 2012	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	--	--
Year-to-date 2011	0	0.0	2	6.1	5	15.2	9	27.3	17	51.5	33	547,900	602,488
Clarence-Rockland City													
July 2012	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
July 2011	10	52.6	6	31.6	3	15.8	0	0.0	0	0.0	19	299,900	315,341
Year-to-date 2012	20	55.6	11	30.6	3	8.3	2	5.6	0	0.0	36	293,900	315,067
Year-to-date 2011	34	52.3	21	32.3	9	13.8	1	1.5	0	0.0	65	299,900	313,714
Russell Township													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	9	52.9	7	41.2	1	5.9	0	0.0	17	374,200	386,122
Year-to-date 2011	1	9.1	8	72.7	2	18.2	0	0.0	0	0.0	11	353,680	345,895
Ottawa-Gatineau CMA (Ontario portion)													
July 2012	3	2.2	11	8.1	17	12.5	56	41.2	49	36.0	136	484,900	502,355
July 2011	10	4.9	31	15.1	41	20.0	78	38.0	45	22.0	205	451,900	448,800
Year-to-date 2012	22	2.6	105	12.6	131	15.7	245	29.4	330	39.6	833	476,000	493,034
Year-to-date 2011	37	3.7	113	11.4	193	19.4	372	37.4	279	28.1	994	457,445	473,727

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**July 2012**

Submarket	July 2012	July 2011	% Change	YTD 2012	YTD 2011	% Change
Ottawa City	508,550	462,433	10.0	503,578	486,588	3.5
Ottawa, Vanier, Rockcliffe	665,815	--	n/a	723,150	667,780	8.3
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	523,270	461,482	13.4	492,149	456,140	7.9
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	436,642	n/a	516,822	473,204	9.2
Kanata	--	516,120	n/a	507,022	507,615	-0.1
Cumberland	434,589	439,622	-1.1	426,754	433,897	-1.6
Goulbourn	425,630	478,437	-11.0	491,531	484,485	1.5
West Carleton	--	--	n/a	590,219	--	n/a
Rideau	--	--	n/a	844,873	665,032	27.0
Osgoode	--	--	n/a	--	602,488	n/a
Clarence-Rockland City	--	315,341	n/a	315,067	313,714	0.4
Russell Township	--	--	n/a	386,122	345,895	11.6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>502,355</b>	<b>448,800</b>	<b>11.9</b>	<b>493,034</b>	<b>473,727</b>	<b>4.1</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**  
**July 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	687	-5.2	1,243	1,699	2,136	58.2	329,640	1.8	330,847
	February	942	-16.8	1,149	1,887	2,033	56.5	337,797	5.9	339,233
	March	1,247	-17.7	1,115	2,704	2,119	52.6	347,642	5.1	343,910
	April	1,549	-16.5	1,145	2,832	2,100	54.5	352,029	5.4	343,780
	May	1,667	-2.7	1,128	2,831	2,052	55.0	353,046	5.6	343,252
	June	1,724	5.6	1,188	2,742	2,205	53.9	354,524	8.0	348,350
	July	1,337	15.4	1,206	2,266	2,333	51.7	342,925	6.4	344,891
	August	1,349	19.4	1,270	2,294	2,252	56.4	339,415	5.3	344,913
	September	1,220	12.5	1,245	2,448	2,299	54.2	337,109	3.8	345,186
	October	1,083	2.6	1,207	1,960	2,194	55.0	339,802	-0.5	345,543
	November	1,031	8.2	1,303	1,504	2,068	63.0	347,675	6.9	362,428
	December	715	13.3	1,352	782	2,158	62.7	335,330	3.2	343,834
2012	January	690	0.4	1,200	1,706	2,125	56.5	349,525	6.0	352,022
	February	1,026	8.9	1,233	2,249	2,311	53.4	349,797	3.6	354,027
	March	1,404	12.6	1,277	2,948	2,317	55.1	353,714	1.7	350,004
	April	1,581	2.1	1,198	3,011	2,280	52.5	363,938	3.4	357,253
	May	1,921	15.2	1,280	3,549	2,437	52.5	363,502	3.0	352,596
	June	1,675	-2.8	1,233	2,786	2,326	53.0	354,690	0.0	348,434
	July	1,382	3.4	1,221	2,528	2,425	50.4	340,352	-0.8	347,527
	August									
	September									
	October									
	November									
	December									
	Q2 2011	4,940	-5.0		8,405			353,243	6.3	
	Q2 2012	5,177	4.8		9,346			360,784	2.1	
	YTD 2011	9,153	-5.9		16,961			347,611	5.8	
	YTD 2012	9,679	5.7		18,777			354,874	2.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**July 2012**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.9	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.5	71.7	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.3	72.0	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.1	72.0	1,024
	May	616	3.70	5.59	112.3	121.0	523	5.8	71.9	1,018
	June	604	3.50	5.39	112.6	120.2	524	5.5	71.6	1,009
	July	604	3.50	5.39	112.7	120.4	522	5.3	71.1	1,002
	August	604	3.50	5.39	113.3	120.5	522	4.9	70.7	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	518	5.6	70.4	1,003
	November	598	3.50	5.29	113.6	121.0	518	6.1	70.8	1,012
	December	598	3.50	5.29	113.7	120.3	522	6.0	71.1	1,021
2012	January	598	3.50	5.29	114.1	120.6	531	5.7	72.0	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	538	6.2	73.1	1,033
	April	607	3.20	5.44	115.0	122.4	542	6.2	73.5	1,041
	May	601	3.20	5.34	115.4	122.3	542	6.1	73.4	1,056
	June	595	3.20	5.24	115.9	121.4	540	5.9	72.8	1,051
	July	595	3.10	5.24		121.3	535	6.4	72.4	1,047
	August									
	September									
	October									
	November									
	December									

\*P & I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.



## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.



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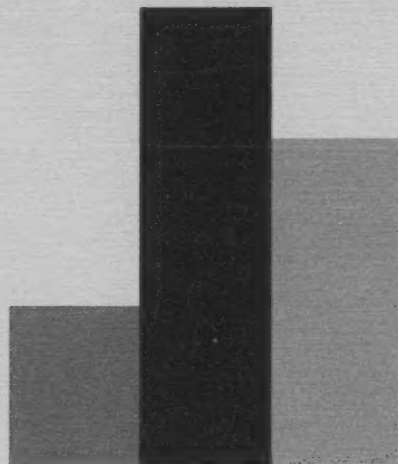
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